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**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a REGULAR PUBLIC HEARING starting at 6:00 P.M. on **Thursday, October 28<sup>th</sup>, 2004** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

**Old Business**

**ZB2004-0055** Change of Non-conforming Use and Major Area Variance to allow conversion of a vacant storefront, formerly a florist shop, into a clothing and CD store, and lot size, setback, and parking deficiencies related to the conversion of a garage into a dwelling unit at 469 6<sup>th</sup> Ave, at 112<sup>th</sup>, an R-3 Zone District. Applicant is Charles Collie, 469 6<sup>th</sup> Ave, Troy, NY 12182.

**ZB2004-0056** Use Variance to allow construction of a one-story concrete block building for use as a tanning salon on the corner of Morrison Avenue and Calder Street, an R-3 Zone District. Applicant is Joe & Barbara Delameter, 28 Stowe Avenue, Troy, NY 12180.

**New Business**

**ZB2004-0058** Major Area Variance to allow parking deficiency related to a proposal to convert a former beauty salon storefront into a small retail store at 580 Second Avenue, between 115<sup>th</sup> and 116<sup>th</sup>, a B-2 Zone District. Applicant is Ramona Clasby, 25 Oliver Street, Cohoes, NY 12047.

**ZB2004-0059** Major Area Variance to allow deficient side setback related to a proposal to construct an addition on a single family home at 99 Euclid Ave, at Wendall, an R-1 Zone District. Applicant is Ron Fretto, Prime Homes. 31 Ontario Street, Cohoes, NY 12047.

**ZB2004-0060** Special Use Permit and Major Area Variance to allow residential units below the second floor and deficient parking related to a proposal to convert a commercial building into 18 condominium units at 387 Third Avenue, between 109<sup>th</sup> and 110<sup>th</sup>, a B-2 Zone District. Applicant is J.W. Pfeil & Company, 340 Broadway, Saratoga Springs, NY 12866.

**ZB2004-0061** Special Use Permit to allow residential units below the second floor related to a proposal to convert a commercial building into 16 assisted living dwelling units at 202 Fourth Street, at Division, a B-4 Zone District. Applicant is Joseph's House, 74 Ferry St. Troy, NY 12180.

**ZB2004-0062** Use Variance and Major Area Variance to allow conversion of a retail store front into a tattoo parlor with deficient parking at 561 Congress Street, at Brunswick Ave, a B-2 Zone District. Applicant is Primetime Tattoos, 7717 NY Rt 66, Averill Park, NY 12018.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4619. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request.  
Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals  
Catherine Conroy, Chairperson